

29 JUN 1978

STATINTL

MEMORANDUM FOR: Director of Logistics

VIA: Deputy Chief, Real Estate and Construction  
Division, OL

FROM: [REDACTED]  
Chief, Headquarters Engineering Branch,  
REC'D/OL

SUBJECT: Project SAFE Site Preparation

1. Action Requested: The objective of this memorandum is to obtain approval for transmittal to the General Services Administration (GSA) available FY 1978 SAFE facility funds with subsequent year funding of the balance of the final requirement.

2. Background: Project SAFE has been in planning for several years. The site has been identified, the design has been initiated, the budget cycle has produced the initial increments of funds, necessary utility enhancements have been designed and set in motion, and several significant equipment procurements are in process. Attachment A is a 23 March 1978 memorandum for Chief, Special Projects Staff, Office of Data Processing (ODP), Subject: SAFE Site Preparation. This paper is an updated review of site preparation costs and shows what has been spent prior to FY 1978 and make projections through FY 1980. It should be noted that the FY 1978 2500 kW generator procurement has been previously approved and already initiated.

The project has been in a state of change and some of the long term planning and funding has been subjected to modification and redirection. It is understood that \$900,000 is currently available from FY 1978 SAFE monies, and it is the desire of ODP to transfer this amount to GSA to offset ultimate site preparation requirements which are certain to exceed this amount (Note: Site preparation requirements of \$775,400 and \$1,250,000 in FY 1978 and FY 1979 respectively also in attachment A). With concurrence of the Office of General Counsel, GSA has been assured by a letter from the Director of Logistics to Mr. James F. Steele, Jr., Regional Commissioner, dated 25 August 1977, that Agency funds appropriated for Projects SAFE, ABSTAR, and C Vault Expansion are available for expenditure without regard to requirements of section 7 of the Public Buildings Act of 1959 as amended. A copy of this letter is included as attachment B.

SUBJECT: Project SAFE Site Preparation

Excerpts from the FY 1978 Agency budget submitted to Congress contain specific language related to Project SAFE and are included as attachment C. The distribution of funds available for Project SAFE for FY 1979 are not clear but in total amount are adequate to cover additional site preparation requirements as identified to date.

Attachment D is a cover letter to Mr. Ken Jacobson and a reimbursable work authorization with incomplete scope of work language which has been utilized successfully to advance funds to GSA on similar occasions where design is not sufficiently advanced to derive fixed price costs acceptable to both GSA and this Agency. If approved, the available money will be advanced to GSA, and when the ultimate costs are apparent, an amended transaction utilizing funds current for that fiscal year will then be prepared.

3. Recommendation: Approval of the transmittal to GSA of available FY 1978 Project SAFE funds up to \$900,000 with subsequent year funding of the balance of the final requirement is recommended.

STATINTL

Atts

APPROVED: /s/ James H. McDonnell  
Director of Logistics

DISAPPROVED: \_\_\_\_\_  
Director of Logistics

DATE: 8 JUL 1978

Distribution:

Orig. - Return to HEB/RECD/OL  
1 - BAFE/OL, w/atts

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Approved For Release 2001/04/05 : CIA-RDP86-01019R000200050058-6

STATINTL OL/RECD/HEB [REDACTED] jms/7543 (26 Jun 78)

ODP-507-78  
SAF-E084-78  
28 March 1978

STATINTL MEMORANDUM FOR: Chief, Special Projects Staff/ODP

FROM : [REDACTED]  
Special Projects Staff/ODP

STATINTL [REDACTED]  
SAFE Project Coordinator/OL

SUBJECT : SAFE Site Preparation

STATINTL REFERENCES : (a) Memo for the Record from Wayne  
[REDACTED]/OD/PPAC/CSPO, dtd 16 March 1978  
subject - SAFE Facility Site Preparation

(b) Memo for C/Real Estate and Construction  
Division (RECD)/OL from C/SPS/ODP, dtd  
15 February 1978, subject - Budgeting  
for and Preparing the SAFE Computer Facilit

1. At the 6 March 1978 site preparation meeting held  
between the Special Projects Staff (SPS)/ODP and the Headquarter  
Engineering Branch (HEB)/OL you requested that representatives  
of the two organizations meet and jointly develop a detailed  
site preparation plan depicting costs, activities, and  
milestones.

STATINTL 2. Per your request Messrs [REDACTED]/SPS/ODP, and STATINTL  
[REDACTED] HEB/OL held a series of meetings to:

- a) Review on-going SAFE site preparation requirements;
- b) Review previous construction estimates and assess what impact further delays, such as postponed procurement and installation of the 2500 KW emergency generator, would have on site preparation costs;

- c) Develop and prepare a revised site preparation budget and construction plan consisting of 1) a summary of SAFE site preparation expenditures and construction estimates, 2) an itemization of projected construction estimates, and 3) a SAFE site preparation and system installation major milestones chart.

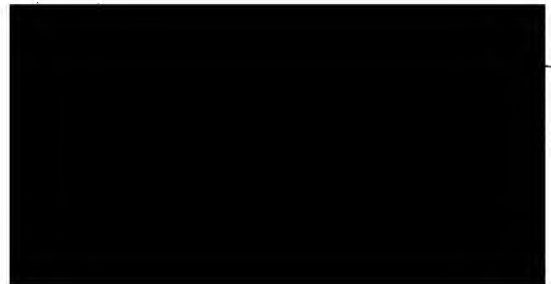
3. This memorandum presents revised construction estimates and milestones for renovation of the CIA SAFE computer center. The estimates and milestones, recorded on attachments - A, B, and C, are predicated on the following conditions and assumptions:

- o The SAFE site location, approved by the DDA on 25 March 1977, will not change.
- o The SAFE June 1980 Beneficial Occupancy Date (BOD) will not be further delayed.
- o Funds to procure the 2500 KW emergency generator will be released to GSA on or before 1 May 1978. If funds are not made available at this time the purchase cost will immediately increase 4.5% and incur further increases thereafter.
- o The selected SAFE System hardware architecture will not impact the on-going Architect-Engineer Scope of Work thus requiring subsequent major architectural revisions.
- o The preliminary construction estimates submitted to HEB by the Architect-Engineer on 6 February 1978 are reasonably accurate.
- o The projected site preparation milestones shown on attachment - C are reasonably correct.

4. This is the first review of site preparation costs since 31 March 1977. The estimated cost to prepare the facility at that time approximated \$3.5M versus today's

projected cost of \$4.4M, a net increase of \$0.9M. This cost increase is due to a twenty four month delay. The 31 March 1977 projection was based on a July 1978 Beneficial Occupancy Date with a nominal construction start of January 1978.

STATINTL



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cc:



SPS/ODP  
SPC/OL ✓  
ODP

ODP Registry  
File

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EXPENDITURES AND CONSTRUCTION ESTIMATES

(FY-77 through FY-80)

FY-1977

SERVICES

Architect - Engineer Contract for Site Preparation for Computer Center and UPS (un-interruptible Power Supply) System Facilities-----	\$ 108,000
Site Preparation for 2500 KW Emergency Generator-----	<u>570,000</u>
FY-1977 Sub-Total--	\$ 678,000

FY-1978

SERVICES

Site Preparation for Computer and UPS System Facilities-----	\$ 775,400
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EQUIPMENT

2500KW Emergency Generator-----	<u>474,600</u>
FY-1978 Sub-Total--	\$1,250,000

FY-1979

SERVICES

Site Preparation for Computer and UPS System Facilities-----	<u>\$1,250,000</u>
FY-1979-----	\$1,250,000

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SUMMARY OF SAFE SITE PREPARATION

EXPENDITURES AND CONSTRUCTION ESTIMATES

(FY-78 through FY-80)

FY - 1980

SERVICES

Site Preparation for Computer and UPS System Facilities -----	\$ 310,798
Bldg Modifications to Accommodate Communications System-----	200,000

EQUIPMENT

UPS System Hardware and Installation -----	720,000
FY-1980 Sub-total	\$1,230,798
Grand Total-----	\$4,408,798

ITEMIZATION OF  
PROJECTED CONSTRUCTION ESTIMATES  
FOR RENOVATION OF THE CIA SAFE  
COMPUTER CENTER

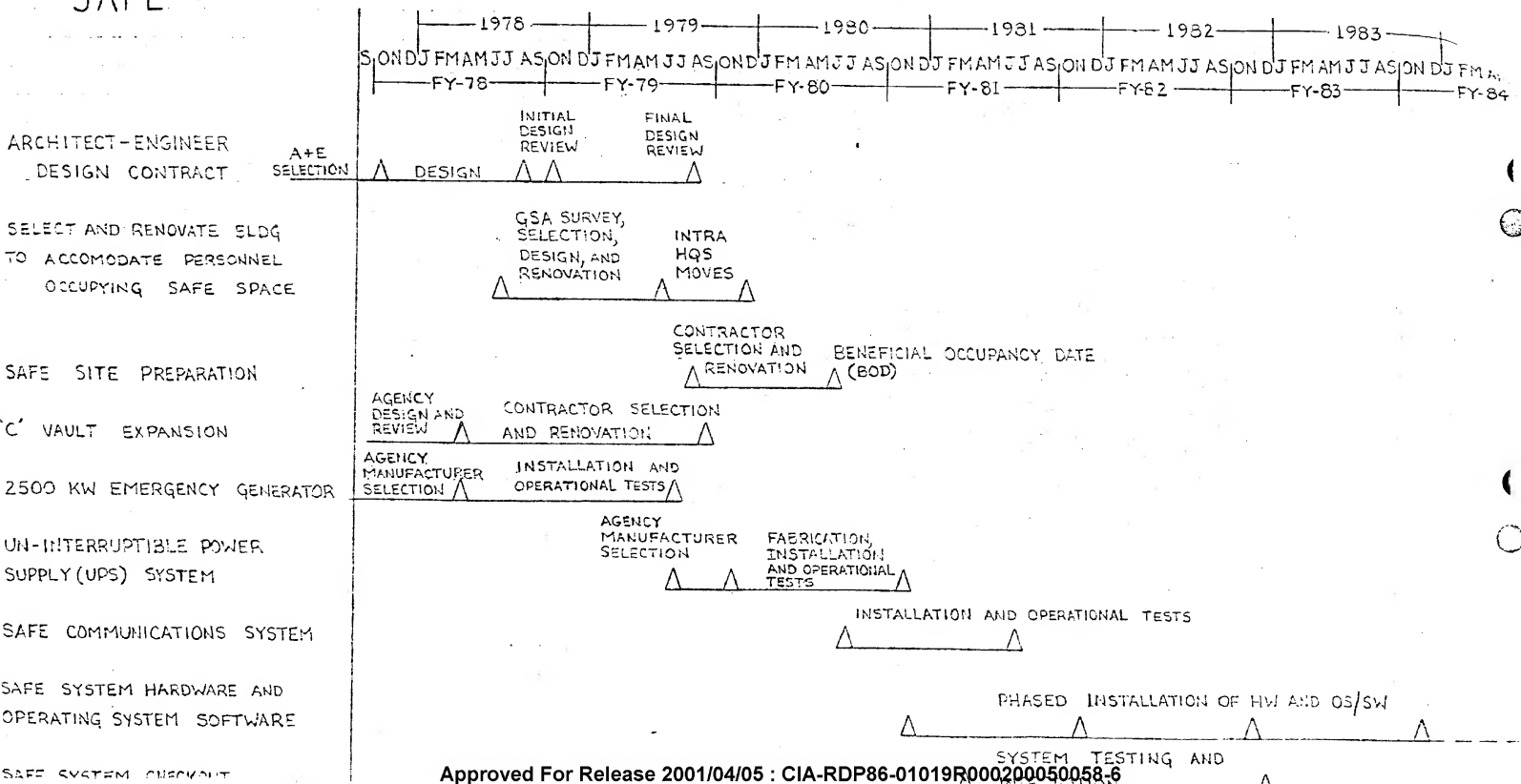
<u>ACTIVITY</u>	<u>CONSTRUCTION ESTIMATE</u>
Demolition and Cleanup	\$ 78,164
Masonry/Carpentry/Finishes	176,434
Raised floor	231,240
HVAC (Heat, Ventilation, and Air Conditioning)	714,630
Sprinkler, Water Detection, and Hydrogen Detection Systems	44,895
Underfloor Halon Fire Protection System	98,400
Floor Drains	22,755
Electrical Distribution	270,600
Lighting and General Electrical	63,714
Fire Detection and Alarm Systems	246,000
	<hr/>
	\$1,946,832*
Inflation to Contract Award-20%	389,366
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	\$2,336,198
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\*construction estimate includes Labor, Labor Insurance, Material  
Contractor Mark-up, Contractor Profit, and other Contingencies



PROJECT  
SAFESAFE SITE PREPARATION AND SYSTEM INSTALLATION  
MAJOR MILESTONES

Attachment c



25 AUG 1977

Mr. James F. Steele, Jr.  
Regional Commissioner  
Regional Public Buildings Service  
General Services Administration  
Washington, D. C. 20407

Attention: Mr. Jacobson

Dear Mr. Steele:

Your inquiry as to whether funds appropriated for certain projects of this Agency are available for expenditure without regard to section 7 of the Public Buildings Act of 1959, as amended, has been given careful consideration. Agency legal counsel have reviewed the circumstances under which these funds have been appropriated in relation to the requirements of the Act and have confirmed the intention of the congressional committees acting on the Agency budget.

As a result of the determinations and findings made in regard to these matters, I hereby certify on behalf of the Agency that funds appropriated for the projects known as SAFE, ADSTAR, and C-Vault Expansion are available for expenditure without regard to requirements of section 7 of the Public Buildings Act of 1959, as amended. As you are aware, these exempted projects will entail extensive site preparation, power system improvements, special cooling provisions, and backup power generating systems.

Because the source and availability of funds for the HVAC Phase II project and the Waste Energy Recovery System project have not yet been finally determined, we will respond regarding the status of these projects at a later date.

Sincerely,

/s/ James H. McDonald  
James H. McDonald  
Director of Logistics

cc: OGC (W. Allard)

Distribution:

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OL/RECD/ [REDACTED] s11/8111 (19 Aug 77)

STATINTL

## Information Retrieval

## Operations Area

Information Services Staff

9,159

Intelligence Directorate

DD/Intelligence

3,500

Office of Central Reference

10,822

Office of Geographic and Cartographic Research

955

Total—Information Retrieval

(24,436)

(77)

9,910 + 751 + 72 + 679

9,300 + 5,800 — + 5,800

11,328 + 506 + 92 + 414

973 + 18 + 10 + 8

(31,511) (+ 7,075) (+ 174) (+ 6,901)

(75) (Difference) (Planned Cost) (Programmatic Change)

productive, judgmental work. Initial planning and developmental work was completed on an integrated system to support intelligence production analysts. This system, Support for the Analyst's File Environment (Project SAFE), is a joint effort of the Office of Data Processing and the Intelligence Directorate, which will be the primary user. SAFE is being designed to automate the filing, collation, retrieval, and routing of new and existing information for the intelligence analyst through the display of this information on computer terminals. The System is being fully coordinated with the Defense Intelligence Agency to ensure maximum commonality with the latter's development of its Advanced Defense Intelligence Support System (ADISS), and to minimize development and procurement costs of both systems.

Intelligence Area—an increase of \$6,222, as follows:

Space renovations (+\$1,200).

Purchase of ADP hardware to be used by Project SAFE (+\$1,900).

General equipment for the new positions overseas and for the Project SAFE (+\$1,000).

Project SAFE software development (+\$1,800).

Less miscellaneous contracts (—\$100).

Funds are also required for nonrecurring reimbursements to GSA for major renovation and new construction projects which are payable on a one-time basis. Generally, these projects are necessary to provide high-quality, reliable, redundant utilities support to critical Agency facilities such as computer and operations centers, and for major facility construction in support of new programs such as Project SAFE.

CENTRAL INTELLIGENCE AGENCY

WASHINGTON, D.C. 20505

Mr. Kenneth A. Jacobson, Director  
Repair and Alteration Division  
Regional Public Buildings Service  
General Services Administration  
Washington, D. C. 20407

Dear Mr. Jacobson:

STATINTL

This letter is in regard to construction funding of work presently being designed by [REDACTED] under the General Services Administration (GSA) Project GS-03B-79023.

By letter dated 25 August 1977 to Mr. James F. Steele, Jr., Mr. James McDonald, Director of Logistics, Central Intelligence Agency has assured GSA that Agency funds appropriated for this project are available for expenditure without regard to requirements of section 7 of the Public Buildings Act of 1959 as amended.

Attached hereto is an advanced copy of a Reimbursable Work Authorization Form 2957 which transfers construction funding in the amount of \$900,000 in fiscal year 1978. It is recognized that this amount may not be sufficient to cover the total project cost, and it is also recognized that planning and design may still be in such a stage that a total fixed price estimate is as yet unavailable. It is anticipated that the correct total amount required should be known in a time frame to supplement the amount forwarded under this action with additional dollars coming in the FY 1979 appropriation for this same project.

It is necessary to obligate these funds this year with the understanding that the additional funds as required will be made available in FY 1979 as described above.

Sincerely,

STATINTL

[REDACTED]  
Chief

Real Estate and Construction Division, OL

Att

